

# A FINAL PLAT OF KRAJEWSKI'S 1ST SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SW 1/4 OF SECTION 30, T.17 N., R.43 W. OF THE 6th P.M., GARDEN COUNTY, NEBRASKA

**STATEMENT OF OWNERSHIP:**

Known all persons by these presents, that Jonathan L. Krajewski, Husband and Jill Krajewski, Wife, a married couple, are the owners of the lands described herein by the surveyor, that we have caused this plat to be made according to the regulations of the governing body to better divide the land according to land use. These things are of our expressed desire and that they are all of our free will.

Jonathan L. Krajewski,  
Husband

Jill Krajewski,  
Wife

**ATTEST:**

(STATE OF NEBRASKA)  
(COUNTY OF GARDEN)

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by Jonathan L. Krajewski, Husband and Jill Krajewski, Wife to me known to be the identical persons whose signatures are affixed to the Statement of Ownership of their own voluntary act and deed.

**NOTARY PUBLIC**

My commission expires \_\_\_\_\_

Seal: \_\_\_\_\_

**APPROVAL AND ACCEPTANCE (PLANNING COMMISSION)**

A Final Plat of Krajewski's 1st Subdivision of a tract of land located in the SW 1/4 of Section 30, T.17 N., R.43 W. of the 6th P.M., Garden County, Nebraska, shown hereon has been reviewed by the Garden County Planning Commission and the same has been approved and accepted.

Chairperson of the Planning Commission \_\_\_\_\_

Date \_\_\_\_\_

**APPROVAL AND ACCEPTANCE (BOARD OF COUNTY COMMISSIONERS)**

A Final Plat of Krajewski's 1st Subdivision of a tract of land located in the SW 1/4 of Section 30, T.17 N., R.43 W. of the 6th P.M., Garden County, Nebraska, shown hereon has been reviewed by the Board of County Commissioners and the same has been approved and accepted.

Chairperson of the Board of  
County Commissioners \_\_\_\_\_

Date \_\_\_\_\_

**CORNER TIE**

S 1/4 CORNER OF SECTION 30-17-43

FOUND 5/8" REBAR  
N 34.1' NEAR FACE OF METAL C.F.P.  
S 35.6' FOUND "X" NAILS IN C.F.P.  
NE 44.7' NEAR CORNER OF TELEPHONE PEDESTAL  
E 15.0' CENTERLINE OF SOUTH ROAD  
N 2.0' CENTERLINE OF E/W ROAD

**CORNER TIE**

SW CORNER OF SECTION 30-17-43

FOUND 5/8" REBAR IN ASPHALT  
SSW 39.8' FOUND NAIL & BOTTLE CAP IN P.P.  
SE 38.5' FOUND NAIL & BOTTLE CAP IN C.F.P.  
ESE 59.0' FOUND NAIL & BOTTLE CAP IN F.P.  
S 8.0' CENTERLINE OF WEST ROAD  
E 13.0' CENTERLINE OF NORTH ROAD

**ZONING:**

"A-1" AGRICULTURAL DISTRICT  
Intent: It is intended that this district serve as a buffer between intense agricultural use and population centers in order to protect the integrity of existing farming and ranching operations while facilitating the complimentary development of new residential, commercial and agricultural uses.

Permitted Uses: In District "A-1" buildings, structures, land and premises shall hereafter be allowed to be erected, constructed, reconstructed, moved or altered as long as they are to be used for a permitted use:  
The operation of a farm or ranch.  
The cultivation, storage, and sale of crops, vegetables, plants, flowers, and nursery stock raised on the premises.  
The grazing of livestock.  
Aparies.

Aquaculture and related facilities  
One (1) primary single-family dwelling per legal lot/parcel.  
One (1) guest house per legal lot/parcel.  
Accessory single family dwellings for persons customarily employed at or engaged in farming or ranching on site.  
Extraction of minerals using non-excavation (drilling) techniques.

Home Occupations. (In accordance with Section 12.01)  
Schools.  
Churches.  
Public parks and public recreation facilities.  
Tourist Information Area.  
Offices incidental to the operation of the listed permitted uses.

Recreational Tourist Services  
Bed and Breakfasts  
Golf Courses  
Utility Transmission Lines  
Accessory buildings and uses incidental to the listed permitted uses.

Conditional Uses: The following conditional uses may be permitted in the "A-1" District upon approval of a permit in accordance with the requirements and procedures set forth in Section 19.

Expansion of a Class I or II Feedlot/Confinements.  
Kennels  
Agricultural Service establishments primarily engaged in performing agricultural husbandry or horticulture services on a fee or contract basis including:  
Grain and/or feed elevator  
Crop dusting or spraying operations facilities including hangers, landing strips, fertilizer storage facilities, and offices accessory to the crop dusting or spraying operation  
Farm equipment sales, repair, and installation facilities  
Veterinary clinics and hospitals and related facilities  
Grain and feed sales  
Commercial grain storage and drying  
Fertilizer storage, mixing, blending, and sales  
Seed processing, storage, mixing, blending, and sales  
Sorting, grading, and packing fruits and vegetables for the grower  
Animal waste recycling and processing facilities  
Forage dehydration facilities

**A-1 Agricultural Zoning District**

Mineral Resource Development Facilities including:  
Open pit mining and materials processing  
Mining or recovery of other mineral deposits not allowed as a permitted use  
Power generating facilities and related uses  
Cellular, television, or radio towers.  
Commercial junkyards and salvage yards  
Solid waste disposal sites and facilities  
Sewage and wastewater treatment operations.  
Commercial trailer washout.  
Cemeteries, mausoleums, and crematories.  
Airports and landing strips.  
Prisons  
Colleges.  
Fairgrounds  
Race Tracks  
Mobile Home parks (in accordance with Section 13)  
Billboards (in accordance with Section 14)  
Uses similar to the uses listed above as Conditional Uses as long as the use complies with the general intent of the A-1 District.

Height Regulations: Any building or structure hereafter erected or altered may be erected to any height which is not in conflict with any other existing County Resolution, state or federal law.

Lot Regulations:  
Minimum lot size needed for a non-farm development: 40 acres. (Any legal lot of less than 40 acres that existed prior to the adoption of this Resolution is exempt from the minimum lot size requirement.)  
Minimum setback: 75 feet from the centerline of county roads  
50 feet from the right-of-way of state highways  
150 feet from the centerline of a railroad line  
Fences: Fences are not required to comply with either the minimum setback or the minimum offset. Fences may be located on the property line. Fences located on corner lots abutting public right-of-way shall not obstruct the view of vehicle traffic at an intersection.

Feedlots: New Class I, Class II and Class III feedlots are prohibited in the A-1 Zoning

**RECORDED:**

Entered on numerical index and filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2012, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Book \_\_\_\_\_ of Plats at Page \_\_\_\_\_, in the Office of the Garden County Clerk.

Teresa McKeenan  
Garden County Clerk

Survey Record Repository

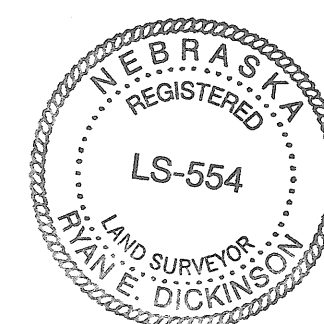
RECEIVED

4522

JUL 5 2012

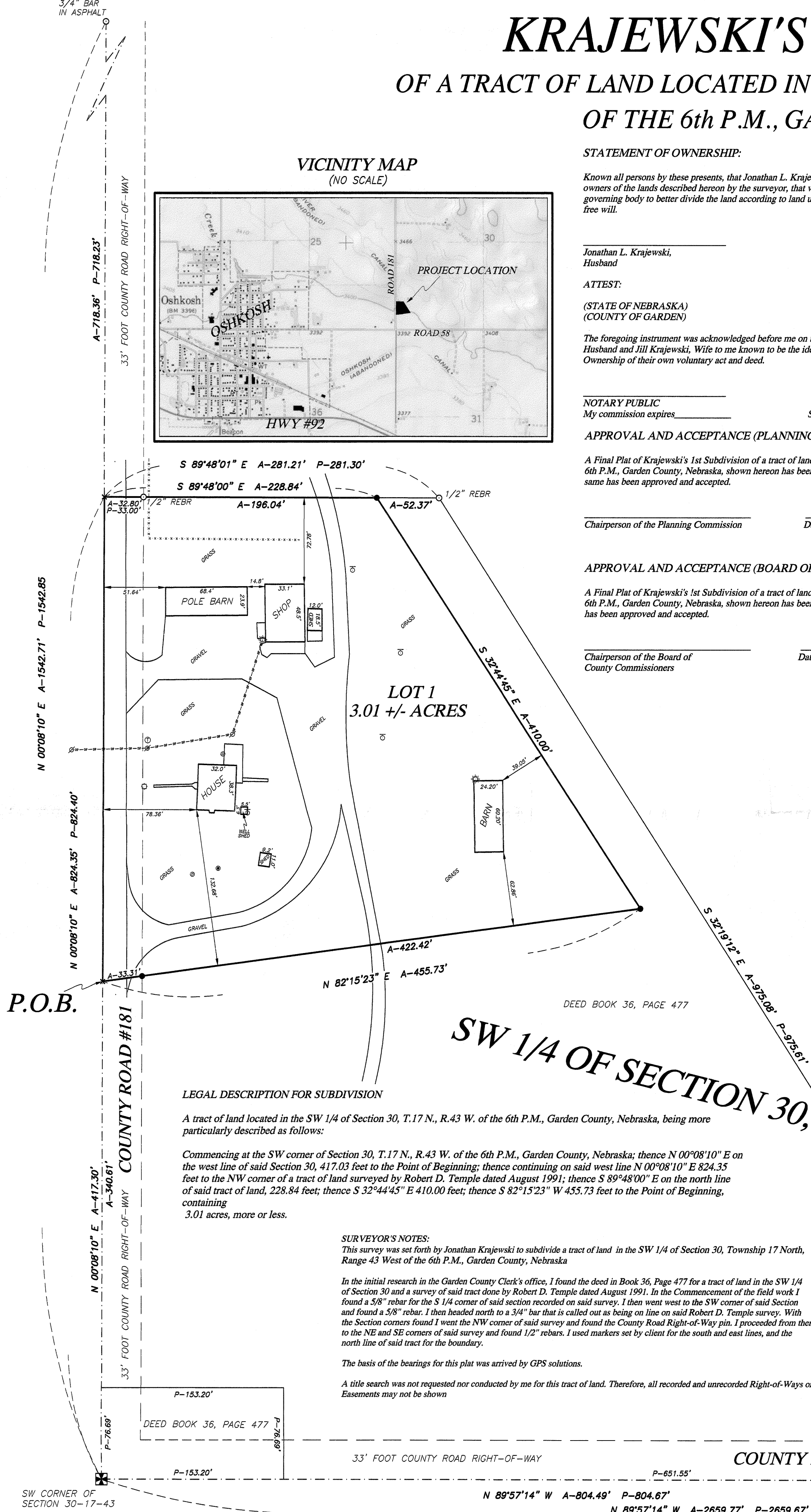
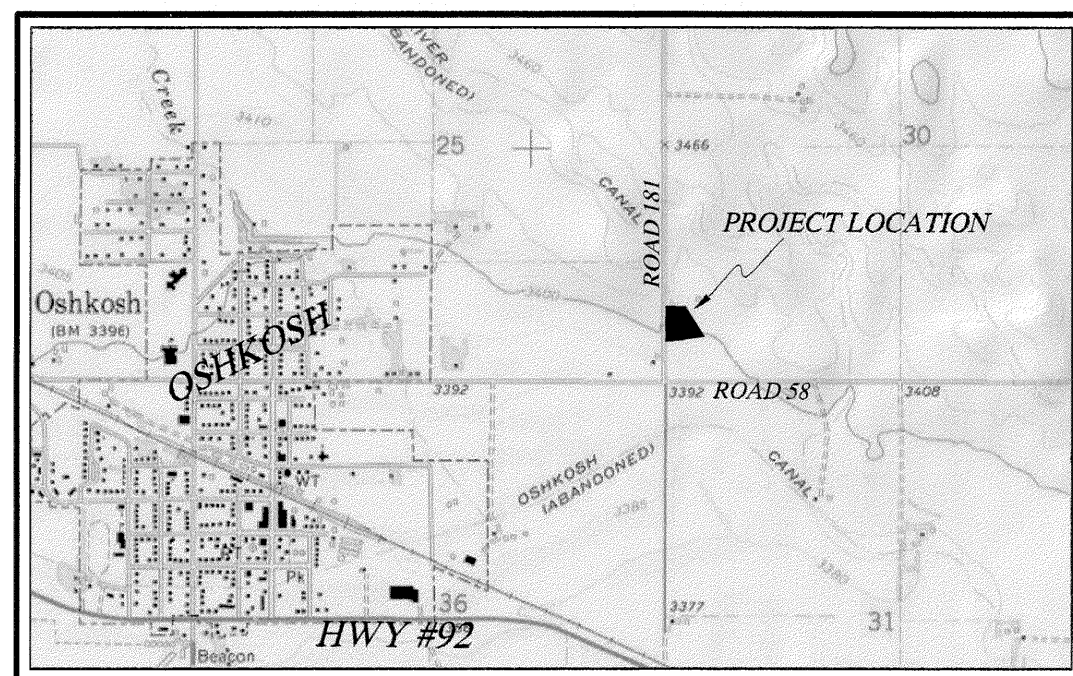
GARDEN

1077 -058

**SURVEYOR'S CERTIFICATE**

I do hereby certify that, under my personal supervision, this plat was prepared from an actual survey completed this 12th day of May, 2012 and is correct to the best of my knowledge

Ryan E. Dickinson, Registered Land Surveyor  
Nebraska Reg. No. 554

**VICINITY MAP  
(NO SCALE)****LEGAL DESCRIPTION FOR SUBDIVISION**

A tract of land located in the SW 1/4 of Section 30, T.17 N., R.43 W. of the 6th P.M., Garden County, Nebraska, being more particularly described as follows:

Commencing at the SW corner of Section 30, T.17 N., R.43 W. of the 6th P.M., Garden County, Nebraska; thence N 00°08'10" E on the west line of said Section 30, 417.03 feet to the Point of Beginning; thence continuing on said west line N 00°08'10" E 824.35 feet to the NW corner of a tract of land surveyed by Robert D. Temple dated August 1991; thence S 89°48'00" E on the north line of said tract of land, 228.84 feet; thence S 32°44'45" E 410.00 feet; thence S 82°15'23" W 455.73 feet to the Point of Beginning, containing 3.01 acres, more or less.

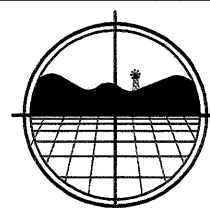
**SURVEYOR'S NOTES:**

This survey was set forth by Jonathan Krajewski to subdivide a tract of land in the SW 1/4 of Section 30, Township 17 North, Range 43 West of the 6th P.M., Garden County, Nebraska

In the initial research in the Garden County Clerk's office, I found the deed in Book 36, Page 477 for a tract of land in the SW 1/4 of Section 30 and a survey of said tract done by Robert D. Temple dated August 1991. In the Commencement of the field work I found a 5/8" rebar for the S 1/4 corner of said section recorded on said survey. I then went west to the SW corner of said Section and found a 5/8" rebar. I then headed north to a 3/4" bar that is called out as being on line on said Robert D. Temple survey. With the Section corners found I went the NW corner of said survey and found the County Road Right-of-Way pin. I proceeded from there to the NE and SE corners of said survey and found 1/2" rebars. I used markers set by client for the south and east lines, and the north line of said tract for the boundary.

The basis of the bearings for this plat was arrived by GPS solutions.

A title search was not requested nor conducted by me for this tract of land. Therefore, all recorded and unrecorded Right-of-Ways or Easements may not be shown



**DICKINSON LAND SURVEYORS, INC.**  
NEBRASKA AND COLORADO CERTIFIED  
406 WEST 3rd STREET, OGALLALA, NEBRASKA 69153  
OFFICE: 308-284-8440 www.dickinsonlandsurveyors.com